FOR SALE

3,662 +/- SF - Operating Restaurant and Event Facility - Jefferson, GA
1235 Athens Street, Jefferson, GA 30549

For More Information: **Stephen Lovett**
770.297.4807 | slovett@nortoncommercial.com

Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

3,662 +/- SF - Operating Restaurant and Event Facility - Jefferson, GA

1235 ATHENS STREET, JEFFERSON, GA 30549

OFFERING SUMMARY

Sale Price:	$485,000
Price / SF:	$132.44
Lot Size:	1.27 Acres
Year Built:	1920
Major Renovation:	2017
Building Size:	3,662 SF
Zoning:	C-1

PROPERTY OVERVIEW

The Norton Commercial Group is proud to present this 3,662 SF operating restaurant facility, The Carriage House restaurant* for sale in Jefferson, GA. The facility sits on a 1.27 acre lot with great visibility, sign presence, and access from Athens Street, a main thoroughfare leading into Downtown Jefferson. Tenant has recently spent approximately $200,000 on improvements including grease trap and septic systems. Lease is a modified net lease with all insurance, maintenance and utilities being the responsibility of the tenant. Landlord is only responsible for property taxes. As an investment, this property is being advertised at a 6.7% CAP rate. Property is located at the entrance of the highly desirable and luxury community, Jefferson Equestrian Estates. *The business is not for sale, only the real estate, FF&E and income from restaurant lease.

LOCATION OVERVIEW

Site is located inside the Jefferson, GA city limits on Athens Road/Highway 129. Jackson County has seen huge job announcements over the last 12 months with most recent additions from GE and the 1.67 Billion Dollar investment by SK Innovations. The new SK Battery plant is projected to supply 2,000 new jobs to the region over the next few years. This property is very well positioned to service the inevitable growth coming to this region. Jackson county is the 10th fastest growing county in the country and with these major job announcements, we do not see this slowing down anytime soon.

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ADDITIONAL PHOTOS

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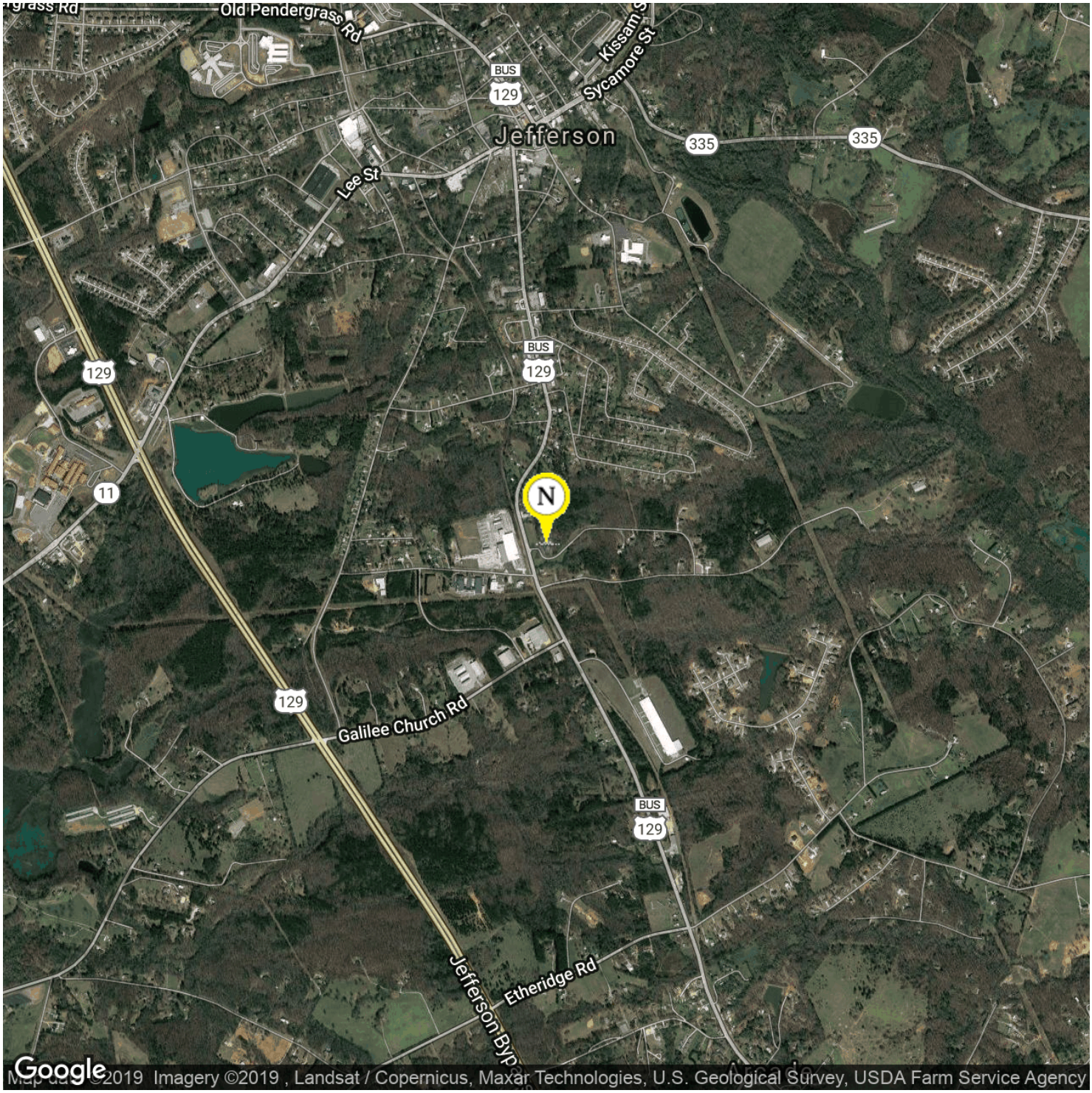
LOCATION MAPS

3,662 +/- SF - Operating Restaurant and Event Facility - Jefferson, GA

1235 ATHENS STREET, JEFFERSON, GA 30549



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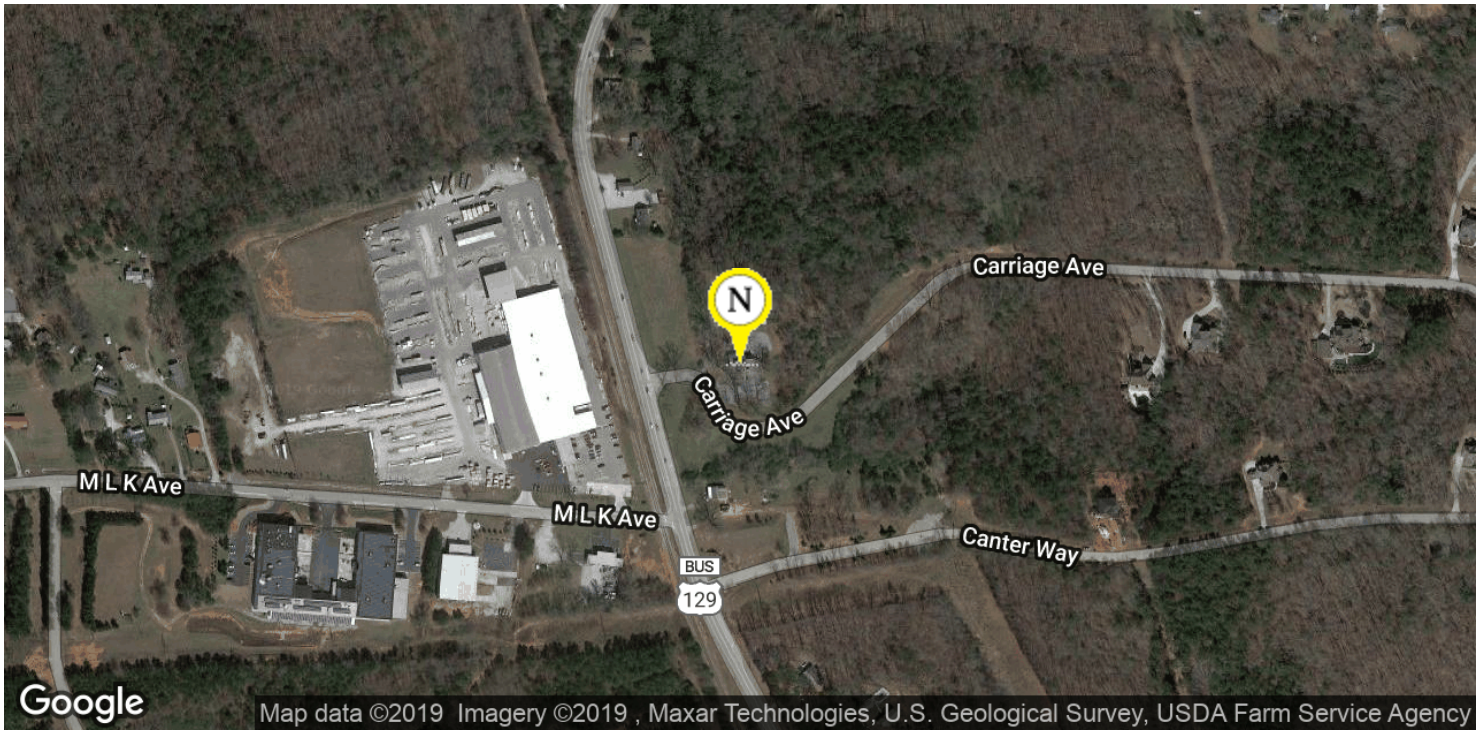

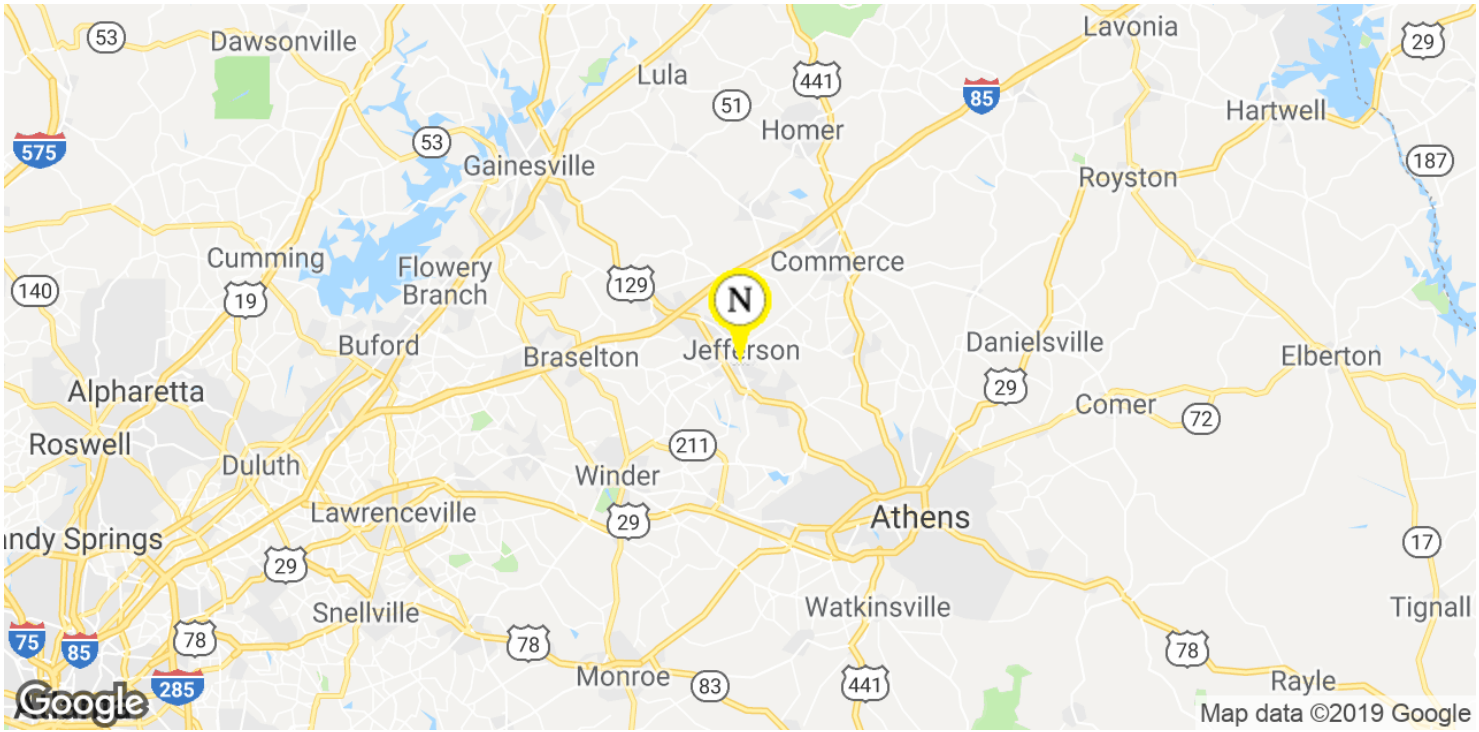

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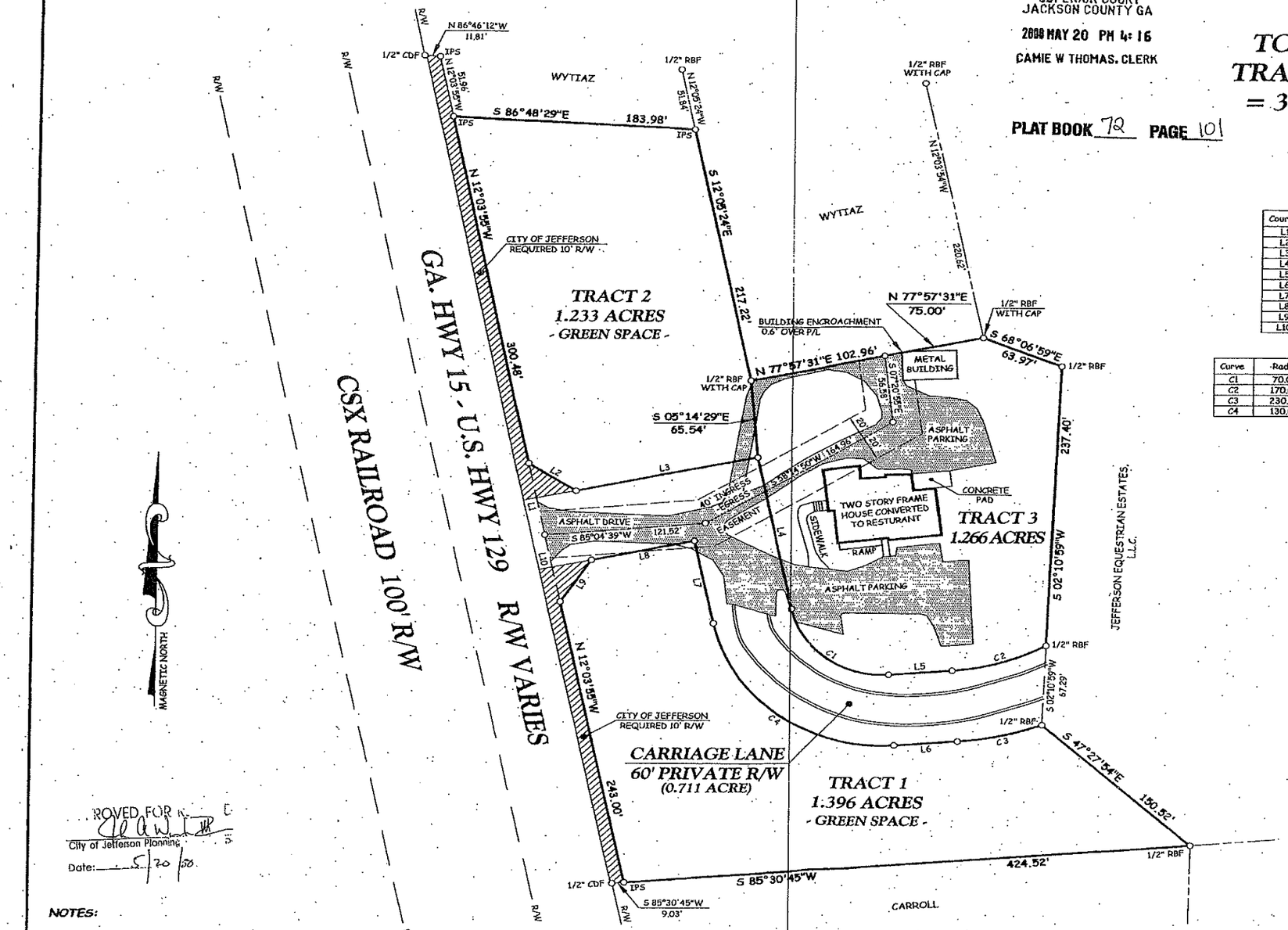
PLAT BOOK 72 **PAGE** 101

TOTAL AREA TRACTS 1, 2, & 3 = 3.895 ACRES



CALL DATA TABLE

Course	Bearing	Distance
L1	N 12°03'55" W	62.05'
L2	S 56°59'20" E	42.43'
L3	N 78°00'40" E	139.84'
L4	S 11°59'20" E	131.43'
L5	N 85°34'06" E	46.79'
L6	S 85°34'06" W	46.79'
L7	N 11°59'20" W	71.43'
L8	S 78°00'40" W	79.74'
L9	S 32°58'20" W	42.37'
L10	N 12°03'55" W	57.93'

CURVE DATA TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	70.00'	100.72'	92.26'	S 53°12'37" E
C2	170.00'	74.34'	73.75'	N 73°02'24" E
C3	230.00'	65.11'	64.89'	S 77°27'29" W
C4	130.00'	187.06'	171.33'	N 53°12'37" W

ROVED FOR
City of Jefferson Planning
Date: 5/20/08

NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,693 FOOT AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 643,508 FEET.
3. THE FIELD EQUIPMENT USED IN THIS SURVEY WAS A NIKON DTM-520 TOTAL STATION.
4. THE FIELD WORK WAS COMPLETED 05/08/08.

LEGEND:
R/W = RIGHT OF WAY
RBF = REBAR FOUND
P/L = PROPERTY LINE
IPS = 1/2" REBAR SET
CDF = CONDUIT FOUND

GEORGIA REGISTERED No. 2897 LAND SURVEYOR DANIEL W. VENABLE

BOUNDARY SURVEY
FOR
JEFFERSON EQUESTRIAN ESTATES, LLC
LOCATED WITHIN
CITY OF JEFFERSON - GMD 245
JACKSON COUNTY, GEORGIA
SCALE: 1" = 60' MAY 08, 2008
PREPARED BY

VENABLE & ASSOCIATES, INC.
1842 WINDER HIGHWAY - P.O. BOX 366
JEFFERSON, GEORGIA 30549
PHONE: (706)367-8253 - FAX: (706)367-4957
JOB NO. 07059 P.B. 2-197Z

Executive Summary

1-699 Carriage Ave
1-699 Carriage Ave, Jefferson, Georgia, 30549
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.09983
Longitude: -83.57298

	1 mile	3 miles	5 miles
Population			
2000 Population	1,167	6,047	10,718
2010 Population	1,783	10,378	18,292
2019 Population	2,050	11,978	21,385
2024 Population	2,198	13,142	23,351
2000-2010 Annual Rate	4.33%	5.55%	5.49%
2010-2019 Annual Rate	1.52%	1.56%	1.70%
2019-2024 Annual Rate	1.40%	1.87%	1.77%
2019 Male Population	49.4%	49.4%	49.9%
2019 Female Population	50.5%	50.6%	50.1%
2019 Median Age	37.0	36.9	37.0

In the identified area, the current year population is 21,385. In 2010, the Census count in the area was 18,292. The rate of change since 2010 was 1.70% annually. The five-year projection for the population in the area is 23,351 representing a change of 1.77% annually from 2019 to 2024. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.5.

Race and Ethnicity			
2019 White Alone	74.1%	80.6%	82.5%
2019 Black Alone	16.3%	11.4%	9.9%
2019 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2019 Asian Alone	2.6%	2.3%	2.3%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	3.5%	2.9%	2.7%
2019 Two or More Races	3.0%	2.4%	2.3%
2019 Hispanic Origin (Any Race)	8.7%	7.4%	6.8%

Persons of Hispanic origin represent 6.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households			
2019 Wealth Index	53	72	80
2000 Households	463	2,268	3,752
2010 Households	676	3,802	6,358
2019 Total Households	770	4,330	7,405
2024 Total Households	823	4,727	8,071
2000-2010 Annual Rate	3.86%	5.30%	5.42%
2010-2019 Annual Rate	1.42%	1.42%	1.66%
2019-2024 Annual Rate	1.34%	1.77%	1.74%
2019 Average Household Size	2.66	2.74	2.84

The household count in this area has changed from 6,358 in 2010 to 7,405 in the current year, a change of 1.66% annually. The five-year projection of households is 8,071, a change of 1.74% annually from the current year total. Average household size is currently 2.84, compared to 2.82 in the year 2010. The number of families in the current year is 5,639 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 22, 2019

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Executive Summary

1-699 Carriage Ave
1-699 Carriage Ave, Jefferson, Georgia, 30549
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.09983
Longitude: -83.57298

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.2%	13.5%	13.3%
Median Household Income			
2019 Median Household Income	$50,000	$60,863	$64,260
2024 Median Household Income	$57,424	$69,784	$73,343
2019-2024 Annual Rate	2.81%	2.77%	2.68%
Average Household Income			
2019 Average Household Income	$64,720	$75,866	$79,830
2024 Average Household Income	$75,934	$86,906	$90,780
2019-2024 Annual Rate	3.25%	2.75%	2.60%
Per Capita Income			
2019 Per Capita Income	$22,986	$26,790	$27,849
2024 Per Capita Income	$26,922	$30,582	$31,601
2019-2024 Annual Rate	3.21%	2.68%	2.56%
Households by Income			

Current median household income is $64,260 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $73,343 in five years, compared to $69,180 for all U.S. households

Current average household income is $79,830 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $90,780 in five years, compared to $99,638 for all U.S. households

Current per capita income is $27,849 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $31,601 in five years, compared to $36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	163	171	175
2000 Total Housing Units	499	2,453	4,043
2000 Owner Occupied Housing Units	327	1,670	2,830
2000 Renter Occupied Housing Units	136	598	921
2000 Vacant Housing Units	36	185	292
2010 Total Housing Units	763	4,225	7,044
2010 Owner Occupied Housing Units	463	2,888	4,951
2010 Renter Occupied Housing Units	213	914	1,407
2010 Vacant Housing Units	87	423	686
2019 Total Housing Units	868	4,795	8,155
2019 Owner Occupied Housing Units	558	3,443	6,015
2019 Renter Occupied Housing Units	212	886	1,390
2019 Vacant Housing Units	98	465	750
2024 Total Housing Units	937	5,262	8,944
2024 Owner Occupied Housing Units	604	3,821	6,642
2024 Renter Occupied Housing Units	219	906	1,429
2024 Vacant Housing Units	114	535	873

Currently, 73.8% of the 8,155 housing units in the area are owner occupied; 17.0%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 7,044 housing units in the area - 70.3% owner occupied, 20.0% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 6.73%. Median home value in the area is $174,352, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 1.79% annually to $190,544.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 22, 2019

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